

4378267-43

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0702947272 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2007 12:19 PM Pg: 1 of 3

GIT

4378267(13)

THIS INDENTURE, made this 19 day of JANUARY, 2007, between the Grantor, **2472 WEST FOSTER LLC**, an Illinois Limited Liability Corporation and the Grantee(s), **ROSS G. BLOOM** a single man of the City of Tucson, State of Arizona, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the party of the second part the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject only to: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by the Lincoln Center Condominium Association, NFP (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (4) Utility easements of record; (5) provisions of the Condominium Property Act of Illinois, as amended (the "Act"); and (6) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.


TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part forever.

Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the below described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated and length herein.

CITY TAX

CITY OF CHICAGO



JAN.25.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000667

REAL ESTATE TRANSFER TAX
02400.00
FP 103018

STATE TAX

STATE OF ILLINOIS



JAN.25.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039903

REAL ESTATE TRANSFER TAX
00320.00
FP 103014

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UNOFFICIAL COPY

PIN: 13-12-233-005-0000 (Affects property underlying land)

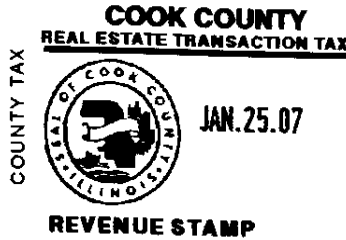
Common Address: **2472 West Foster, Unit 302, PU- 17**, Chicago, Illinois 60625

DATED THIS 18 DAY OF JAN, 2007.

**2472 WEST FOSTER LLC
BY S & S HOMEBUILDERS, LLC, Its Manager**

By: [Signature]
**MICHAEL SCHWARTZ, ITS
MANAGER/MEMBER**

STATE OF Ill)
COUNTY OF Cook) ss.



REAL ESTATE TRANSFER TAX
00160.00
FP 103017

0000039626

I, Selma D'Souza, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MICHAEL SCHWARTZ, MANAGER/MEMBER OF 2472 WEST FOSTER LLC** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

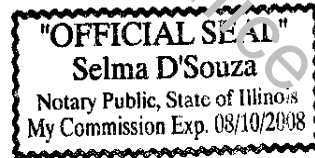
GIVEN under my hand and official seal this 18th day of January, 2007

[Signature]
Notary Public

Commission expires 8-10, 2008

This document prepared by:

Vida Gosrisirikul
D'Souza & Gosrisirikul, Ltd.
2303 W. North Avenue
Chicago, Illinois 60647



After recording return to:

Robert Tweedle
Tweedle & Skozen, LLP
2834-45th St, Suite B
Highland, IN 46322

Send future tax bills to:

Ross G. Bloom
2472 W. Foster, Unit 302
Chicago, IL 60625

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ORDER NO.: 1301 - 004378267
ESCROW NO.: 1301 - 004378267

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STREET ADDRESS: 2472 WEST FOSTER AVENUE UNIT 302
CITY: CHICAGO **ZIP CODE:** 60625-2519 **COUNTY:** COOK
TAX NUMBER: 13-12-233-005-0000 *(underlying)*

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

UNIT 302 AND P-17 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LINCOLN CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0632606059, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.